163.0	0002	0001.A	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	26,313,000 / 26,313,000
					USE VALUE:	26,313,000 / 26,313,000
					ASSESSED:	26,313,000 / 26,313,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		ACTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWN OF ARLINGTON SCHOOL
Owner 2:	OTTOSON JR HIGH WEST
Owner 3:	
Street 1:	730 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 311,410 Sq. Ft. of land mainly classified as Improved-Edu with a School Building built about 1921, having primarily Brick Exterior and 154380 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 40 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
934	311410.440	24,696,200		1,616,800	26,313,000
Total Card	7.149	24,696,200		1,616,800	26,313,000
Total Parcel	7.149	24,696,200		1,616,800	26,313,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 170.44 | /Parcel: 170.4

Legal Description

User Acct 108350

GIS Ref

GIS Ref

Insp Date 05/16/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 163.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	934	FV	24,696,400	0	311,410.438	1,616,800	26,313,200	26,313,200	Year End Roll	12/18/2019
2019	934	FV	24,022,000	0	311,410.438	1,616,800	25,638,800	25,638,800	Year End Roll	1/3/2019
2018	934	FV	24,022,000	0	311,410.438	1,442,600	25,464,600	25,464,600	Year End Roll	12/20/2017
2017	934	FV	24,022,000	0	311,410.438	1,224,800	25,246,800	25,246,800	Year End Roll	1/3/2017
2016	903	FV	24,022,000	0	311,410.438	1,224,800	25,246,800	25,246,800	Year End	1/4/2016
2015	903	FV	24,022,000	0	311,410.438	1,072,300	25,094,300	25,094,300	Year End Roll	12/11/2014
2014	903	FV	24,022,000	0	311,410.438	1,039,600	25,061,600	25,061,600	Year End Roll	12/16/2013
2013	903	FV	24,022,000	0	311,410.438	993,900	25,015,900	25,015,900		12/13/2012

!12681!

PRINT

Date	Time
12/11/20	02:44:56

LAST REV

Date	Time
09/20/17	15:30:20
danam	

PAT ACCT. 12681

USER DEFINED

Prior Id # 1:	108350
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	NONE-01		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2017	1042	Renovate	2,000	C				
7/20/2016	1012	Manual			7/20/2016			Add interior parti
8/13/2015	1136	Solar Pa	300,000		8/13/2015			nstall solar panel
8/13/2015	1135	Solar Pa	300,000					
6/27/1996	290		8,800,000					REMODEL SCHOOL

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2000	Meas/Inspect	264	PATRIOT
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Improved-Edu		43560		Sq. Ft.	Site		0	70.	0.50	8									1,524,600						1,524,600	
934	Improved-Edu		6.149		Acres	Excess	1.0	0	15,000.	1.00	8									92,235						92,200	

Total AC/HA: 7.14900 | Total SF/SM: 311410 | Parcel LUC: 934 | Improved-Edu | Prime NB Desc: ARLINGTON | Total: 1,616,835 | Spl Credit | Total: 1,616,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	58 - School		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	40	Rating:	Average
A HBth:		Rating:	
OthrFix:	16	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.80647755
Const Adj.:	0.99762255
Adj $ / SQ:	144.821
Other Features:	353270
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	34300244
Depreciation:	9604068
Depreciated Total:	24696176

COMMENTS

1921.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	40

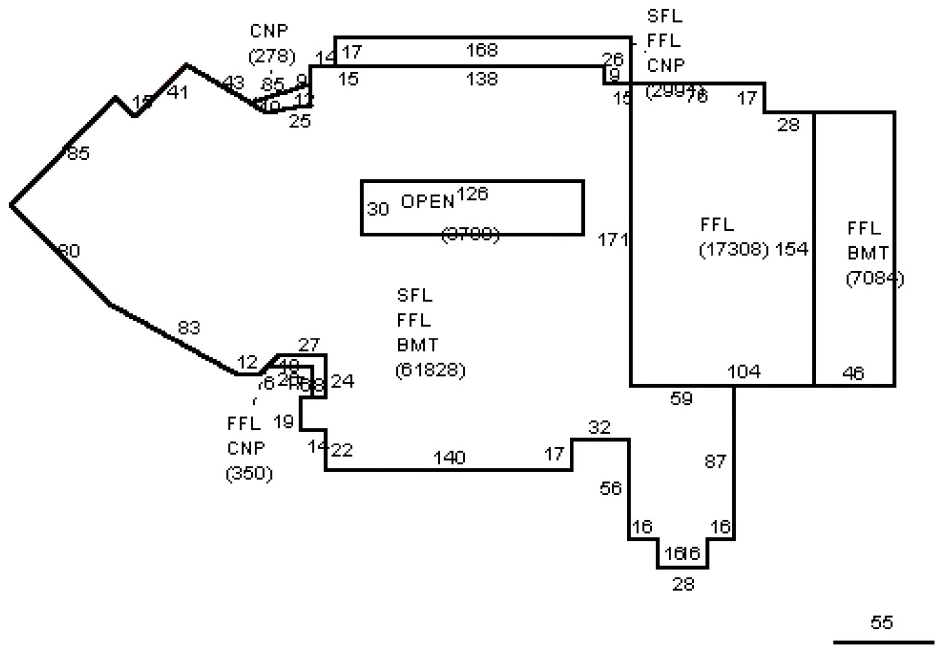
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	192.61
Special Features:	0	Val/Su Net:	108.84
Final Total:	24696200	Val/Su SzAd	159.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	89,561	144.820	12,970,299
BMT	Basement	68,912	43.450	2,993,968
SFL	Second Floor	64,819	144.820	9,387,142
CNP	Canopy	3,619	23.480	84,975

Net Sketched Area:	226,911		Total:	25,436,384	
Size Ad	154380	Gross Are	226911	FinArea	154380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

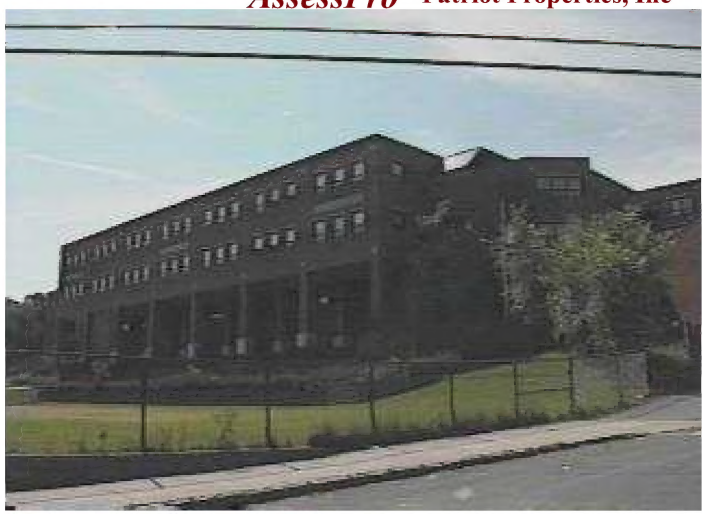
SPEC FEATURES/YARD ITEMS

PARCEL ID

163.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc